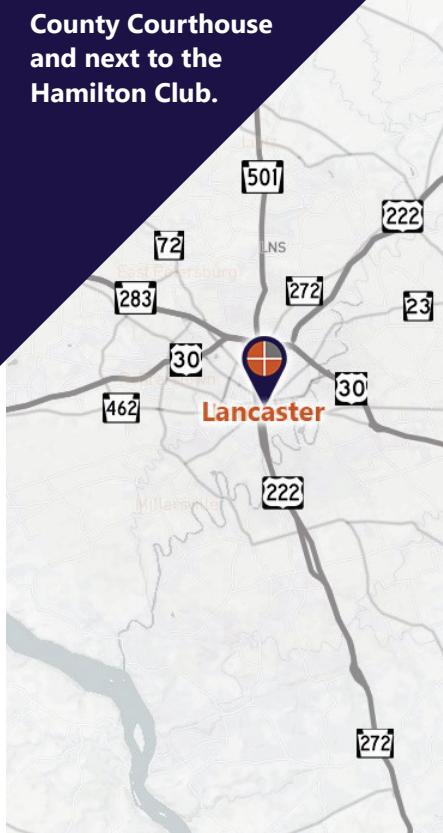




FOR LEASE

Various professional office suites available in the Coho Building, located directly across the street from the Lancaster County Courthouse and next to the Hamilton Club.

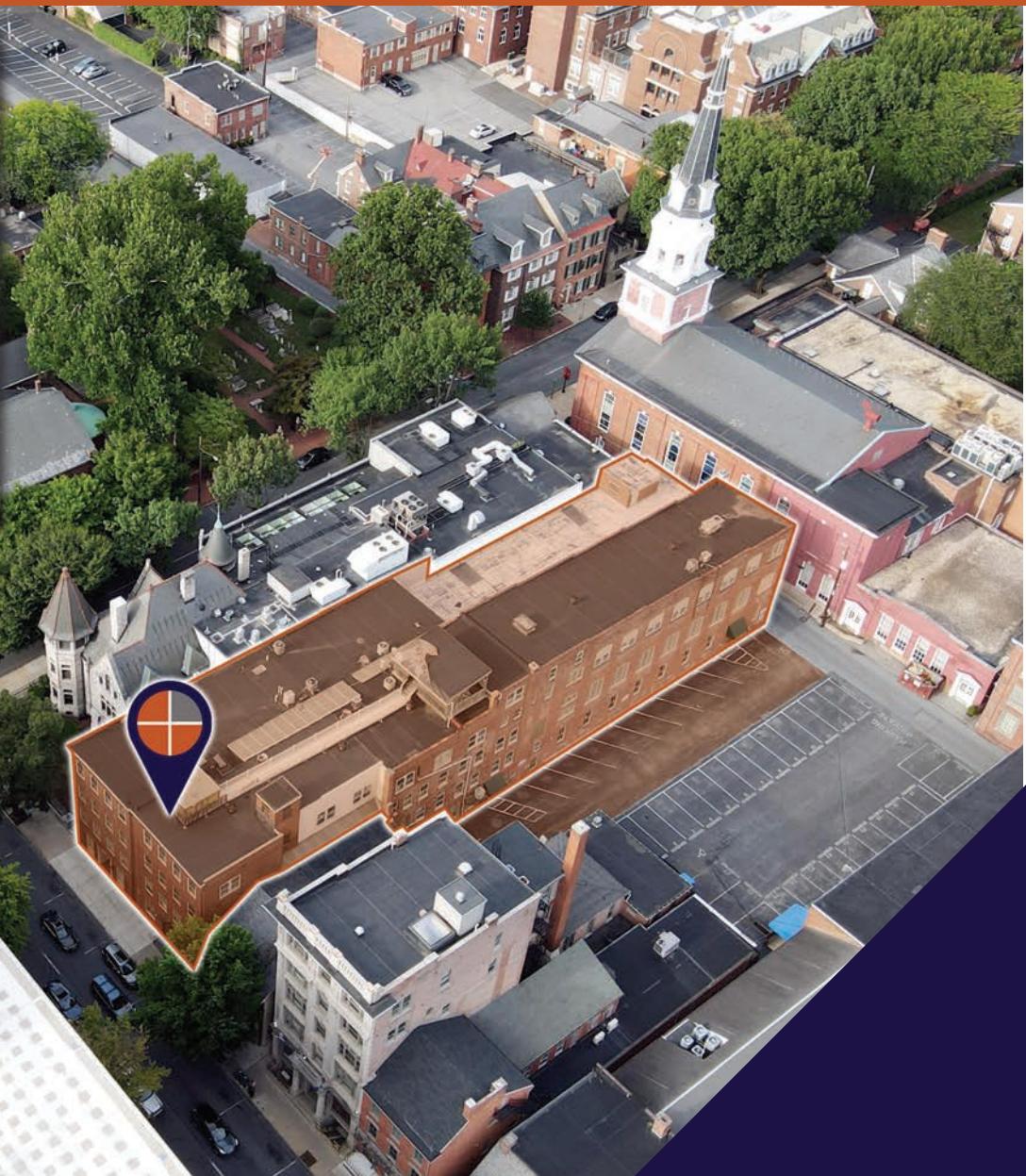


Marisa Benjamin
Cell: 717.615.1665
marisa@truecommercial.com

COHO PROFESSIONAL OFFICE SUITES

City of Lancaster | Lancaster County

53 N. Duke St. Lancaster, PA 17602



For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

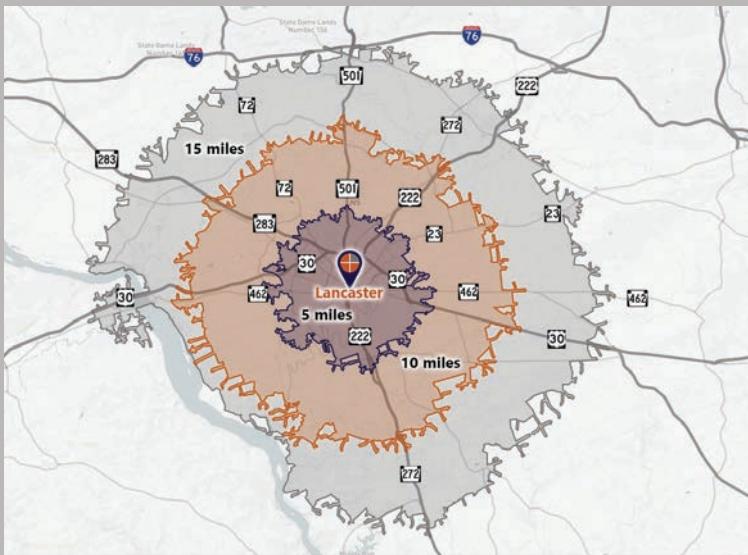
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COHO PROFESSIONAL OFFICE SUITES

DEMOGRAPHICS

| Variable | 53 N. Duke St. Lancaster, PA | | |
|---|------------------------------|-----------|-----------|
| Travel Distance from Site | 5 miles | 10 miles | 15 miles |
| Total Population | 151,084 | 289,621 | 428,598 |
| Population Density (Pop per Sq. Mile) | 2,965.1 | 1,309.8 | 898.2 |
| Total Daytime Population | 175,557 | 309,804 | 435,508 |
| Daytime Population Density (Pop per Sq. Mile) | 3,445.4 | 1,401.1 | 912.7 |
| Total Households | 59,413 | 111,306 | 165,040 |
| Population: Compound Annual Growth Rate 2023-2028 | 0.22% | 0.24% | 0.17% |
| Per Capita Income | \$38,840 | \$42,287 | \$40,581 |
| Average Household Income | \$98,862 | \$109,435 | \$104,992 |
| Total (SIC01-99) Businesses | 7,061 | 11,941 | 17,202 |
| Total (SIC01-99) Employees | 117,862 | 187,354 | 250,610 |
| Banks (SIC60-61) Business | 156 | 220 | 286 |
| Legal Services (SIC81) Business | 189 | 233 | 272 |
| Finance/Insurance/Real Estate (SIC60-67) Business | 827 | 1,168 | 1,454 |

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Superior location situated immediately adjacent from the Lancaster County Courthouse and beside the Hamilton Club. The Coho Office Building offers office suites ranging in sizes from 134± SF to 5,000± SF. This is a great location for law offices, mental health professionals, insurance office, staffing/employment office, title company, engineering office, architectural firm, call center, massage therapy, and many other great professional uses. The area has many great benefits with an abundance of shopping and dining destinations in downtown Lancaster.

Property is equipped with many great features such as, elevator access to all floors in the building, and upon entering the building a common lobby accessible from the Duke St. entrance. There are common area restrooms on each floor, bicycle storage located on the first floor, and file storage available in the basement. The building is one (1) block south of the Duke Street Parking Garage. There is a private parking lot and indoor parking garage on-site that may have spaces available (*inquire for further details*).

Lease terms are flexible. Tenant pays phone, cable and internet. Some suites include electric.

PROPERTY DETAILS

- Total Building Size:..... 36,000 SF
- Lease Rate:..... Negotiable
- Lease Terms:..... Negotiable
- Zoning:Central Business District
- Land/Lot Size: 0.46 Acres
- Parking:..... Indoor Parking Garage - 20 spaces, Exterior On-Site - 13 spaces, & Street Parking
- Year Built/Renovated: 1880/1993
- Elevators:Passenger & Freight Elevators
- Sprinklers:.....Yes
- Electric: 220 volt, 3-phase
- Construction:.....Masonry/Brick
- Heating:.....Heat Pump, Gas
- Cooling:.....Central Air
- Water/Sewer:.....Public

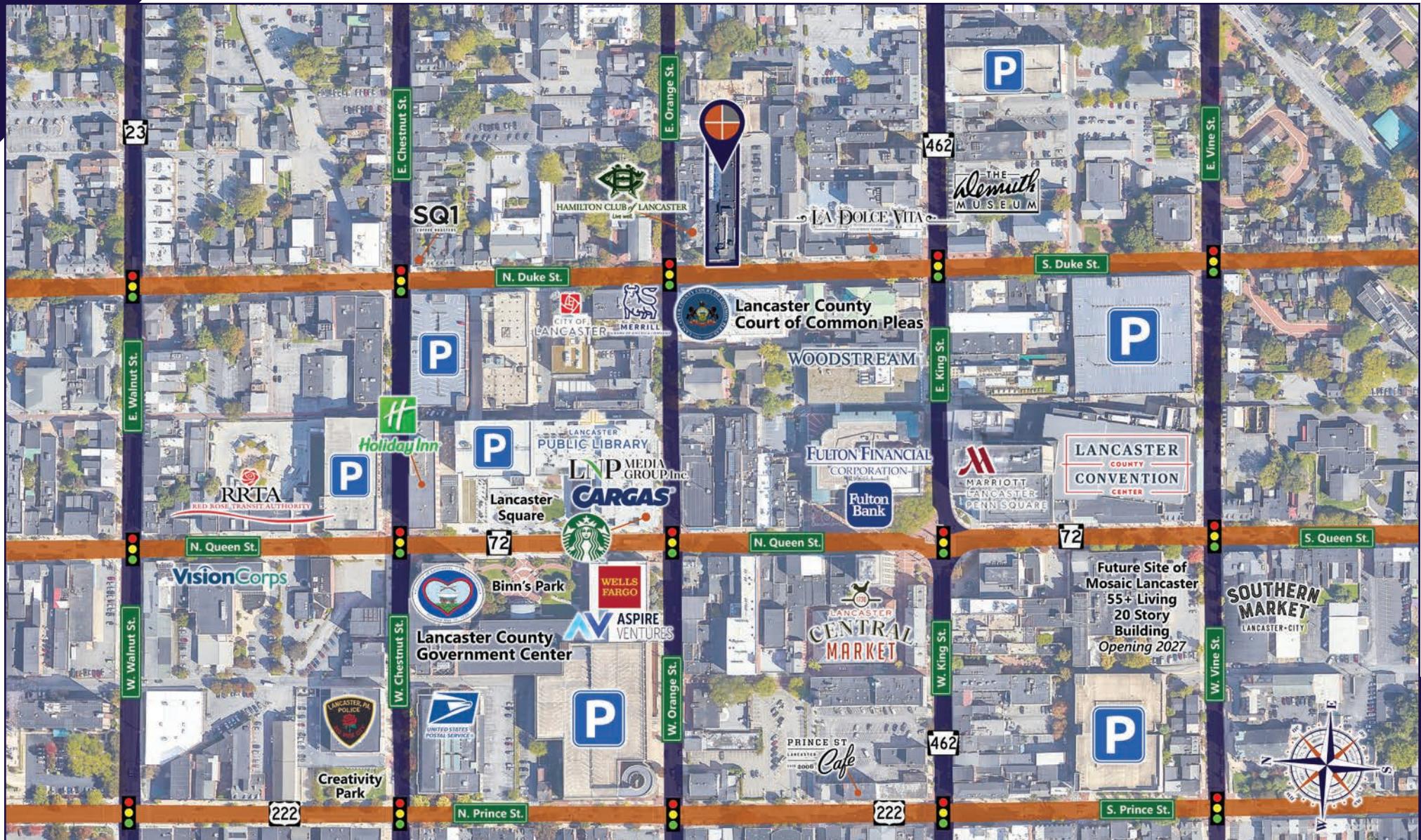
SUITES AVAILABLE

| LOCATION | SUITE # | SQ. FT. |
|-------------|------------|---------|
| First Floor | Suite 4 C | 142 ± |
| Third Floor | Suite 304 | 805 ± |
| Third Floor | Suite 315 | 1,014 ± |
| Third Floor | Suite 320 | TBD |
| Third Floor | Suite 320A | 198 ± |
| Third Floor | Suite 320B | 308 ± |
| Third Floor | Suite 320C | 165 ± |
| Third Floor | Suite 320D | 134 ± |

TRAFFIC COUNTS

- N. Duke St.:..... 8,989 VPD
- E. Orange St.:..... 9,628 VPD
- E. King St./Route 462:..... 7,650 VPD

ESTABLISHED REGIONAL AREA MAP

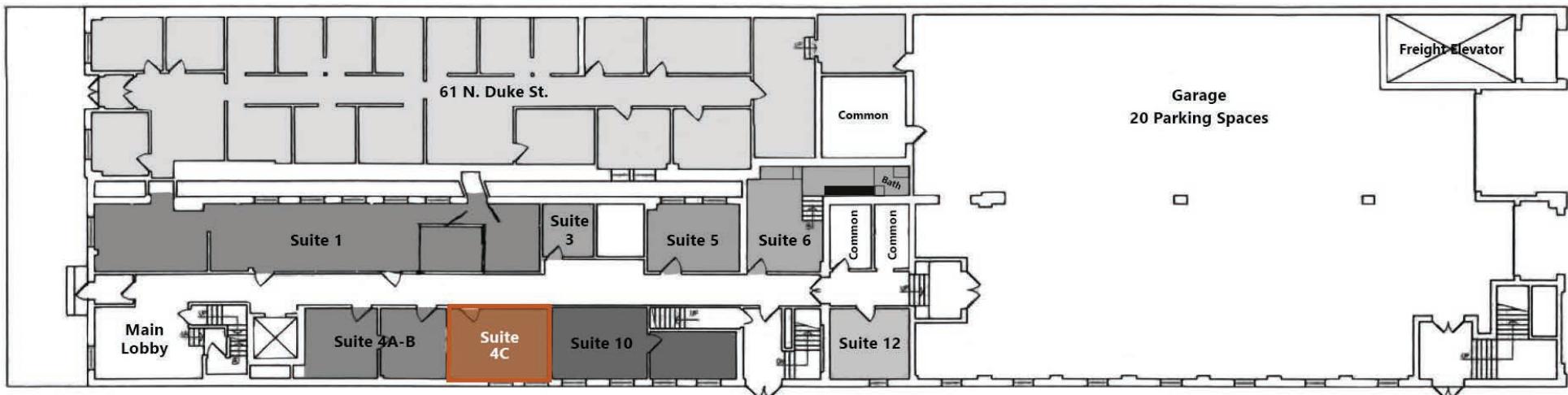


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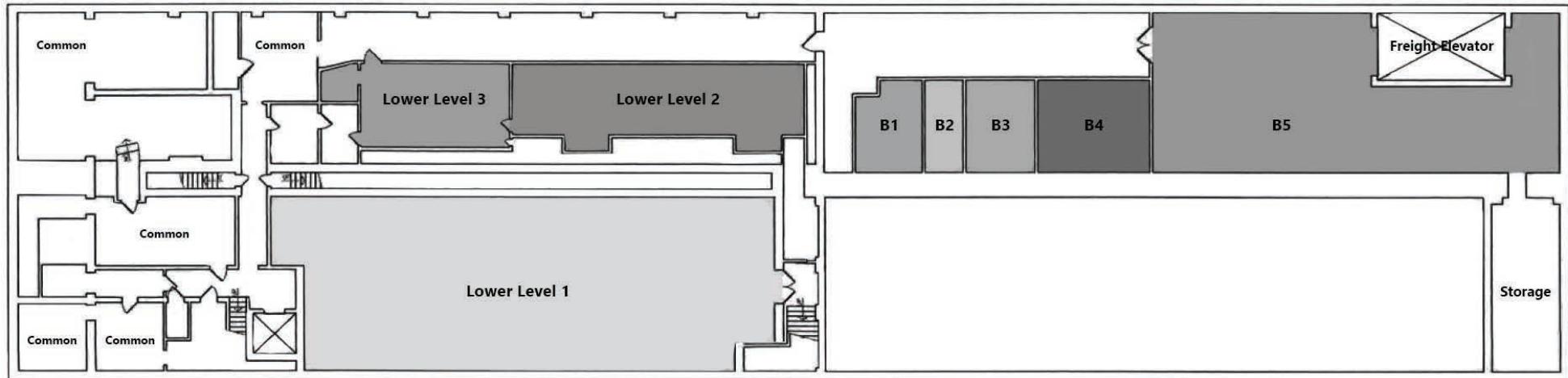
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FIRST FLOOR & BASEMENT FLOOR PLANS



First Floor Plan

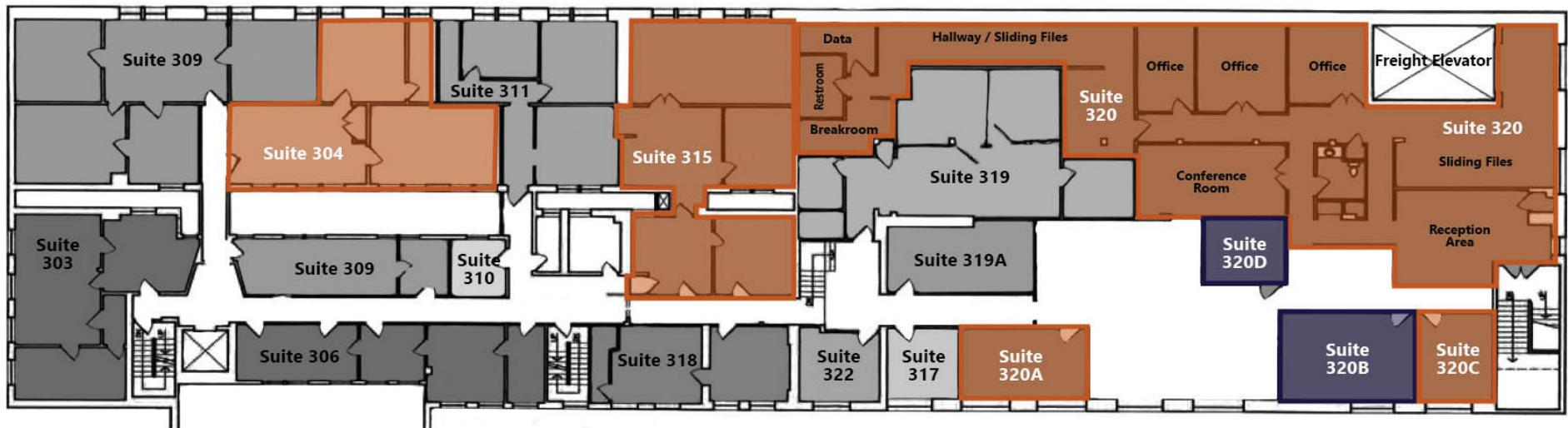


Basement Floor Plan

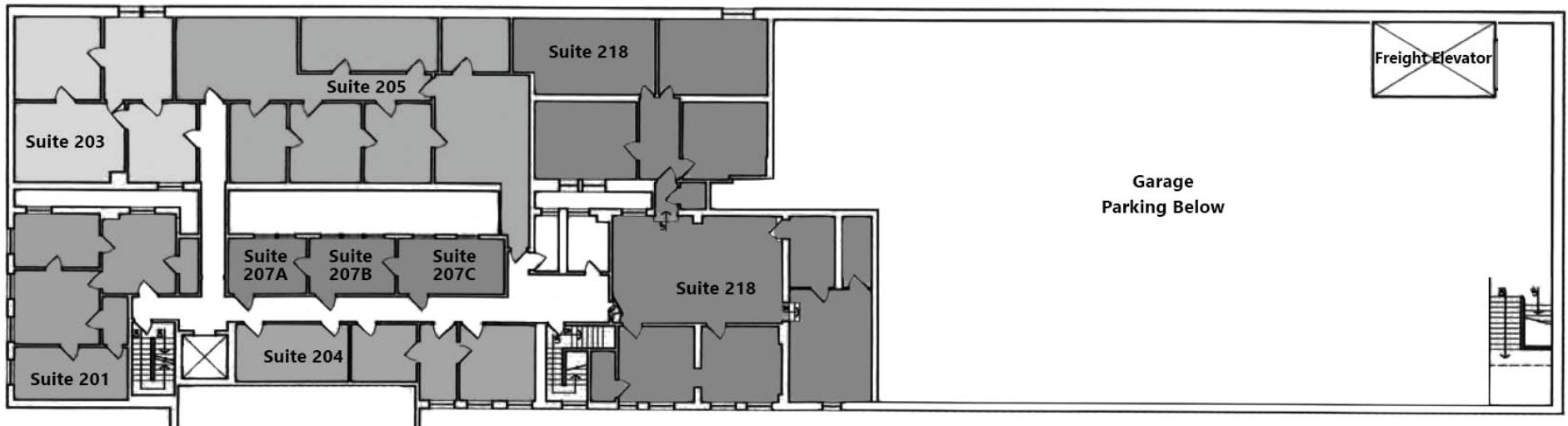
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SECOND & THIRD FLOOR PLANS



Third Floor Plan



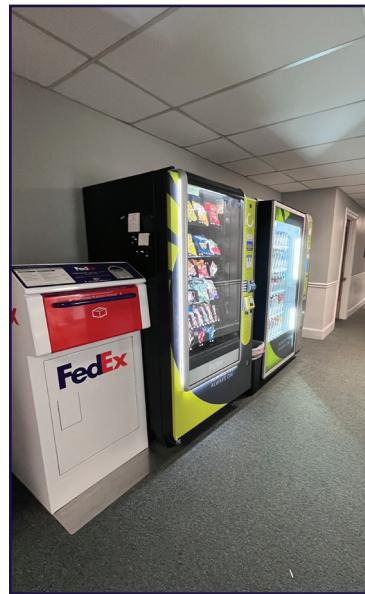
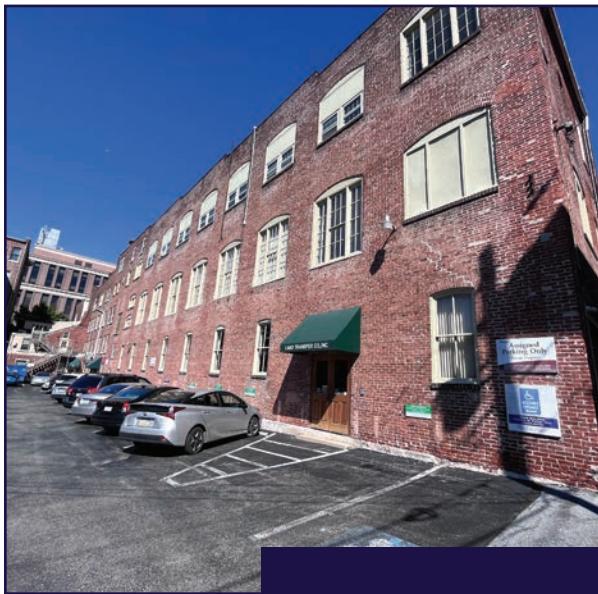
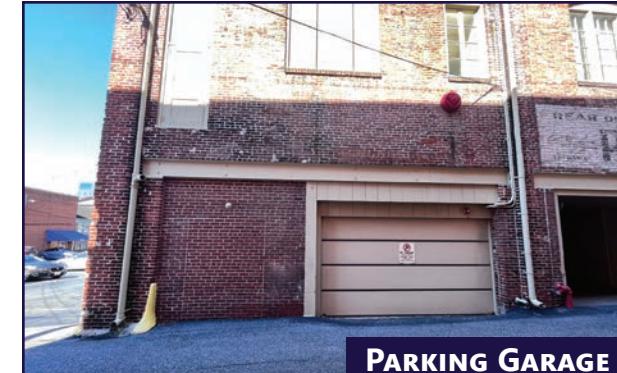
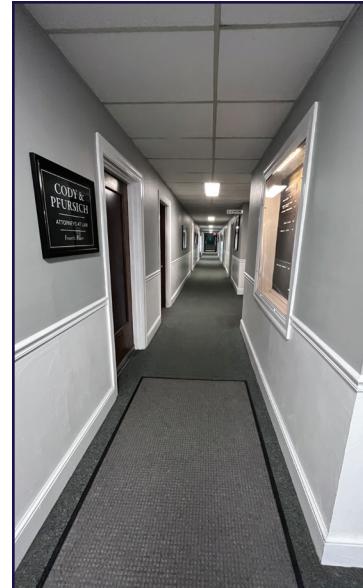
Second Floor Plan

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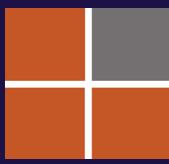
EXTERIOR & COMMON AREA PHOTOS



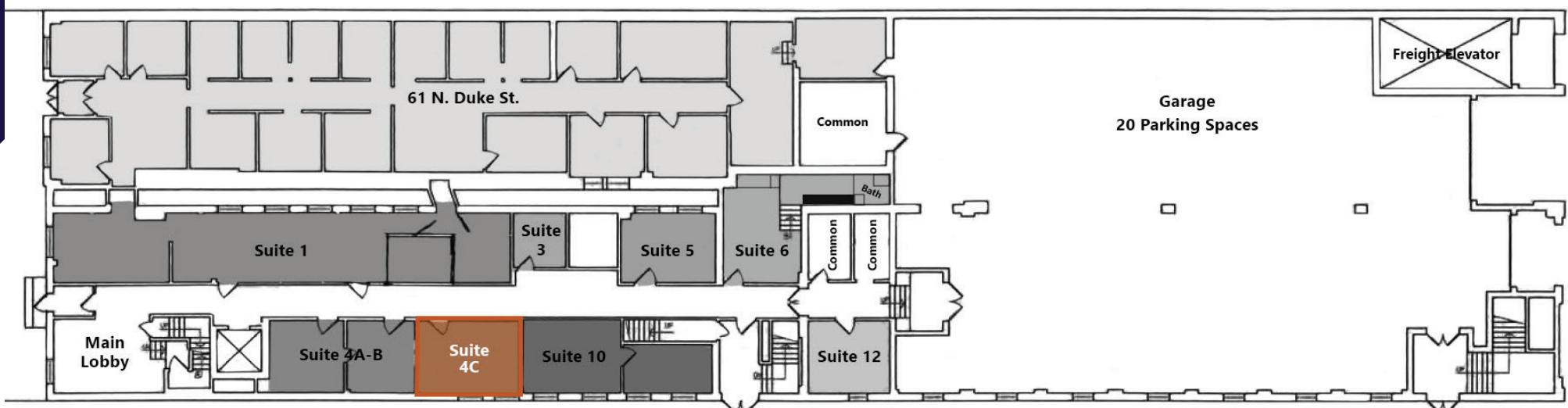
COMMON AREA LOBBY

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SUITE 4C | SPACE OVERVIEW & PHOTOS



SPACE OVERVIEW

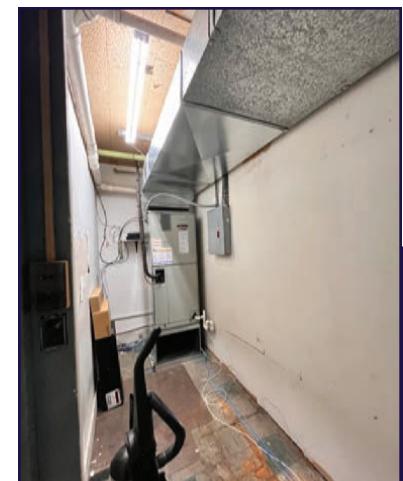
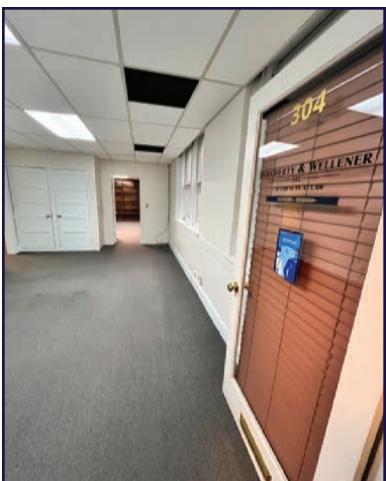
- Single Room Office Suite
- $142 \pm \text{SF}$



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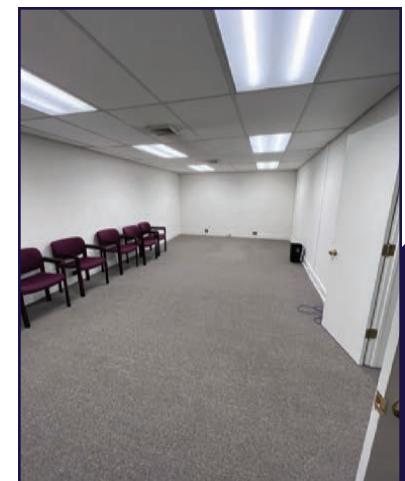
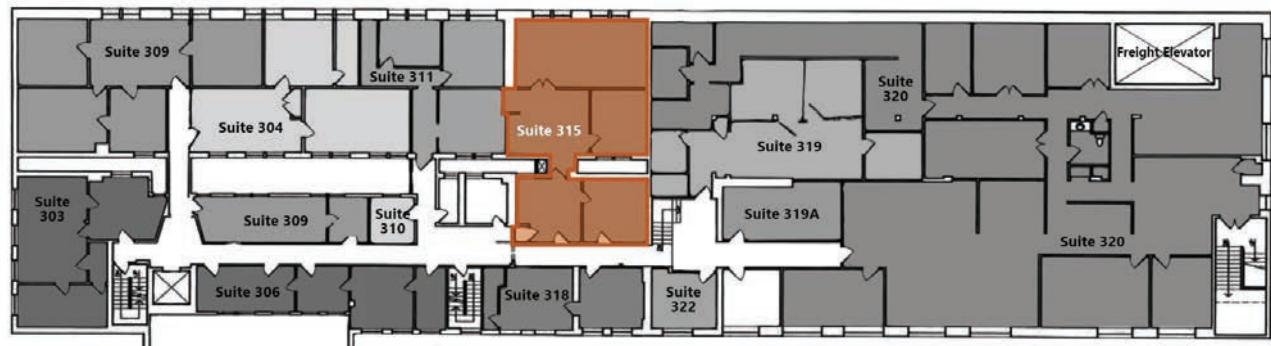
SUITE 304 | SPACE OVERVIEW & PHOTOS



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SUITE 315 | SPACE OVERVIEW & PHOTOS



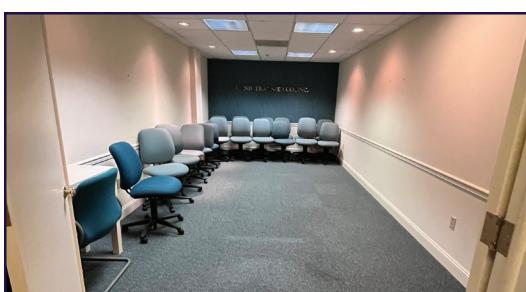
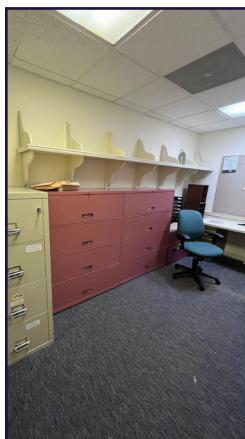
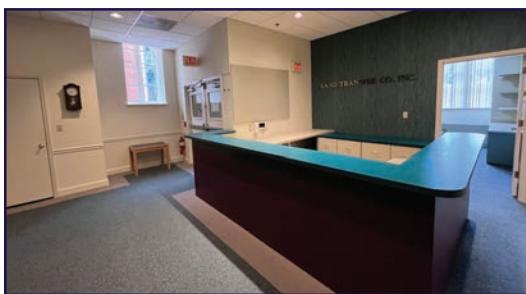
SPACE OVERVIEW

1,014± SF Interior Office Suite
Waiting/Reception Area
Two (2) to Three (3) Private Offices
Bullpen/Conference Room

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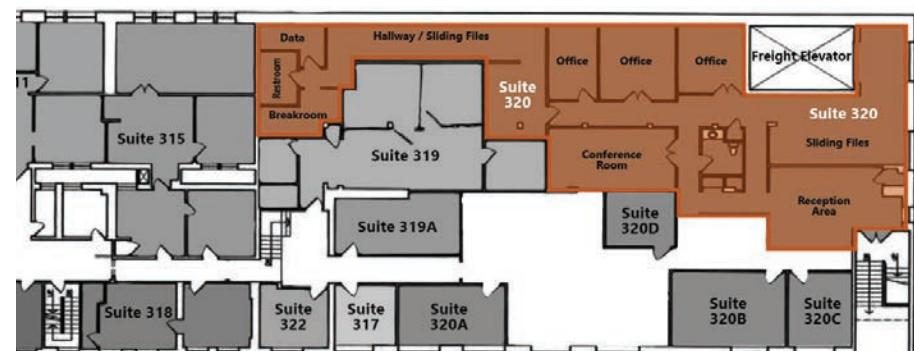
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SUITE 320 | SPACE OVERVIEW & PHOTOS



SPACE OVERVIEW

- Reception Area
- Private entrance from parking lot
- Multiple Private Offices
- Conference Room & Data Room
- Sliding File Storage Areas
- Private In-Suite Restrooms
- Kitchen / Breakroom
- Access to the Freight Elevator



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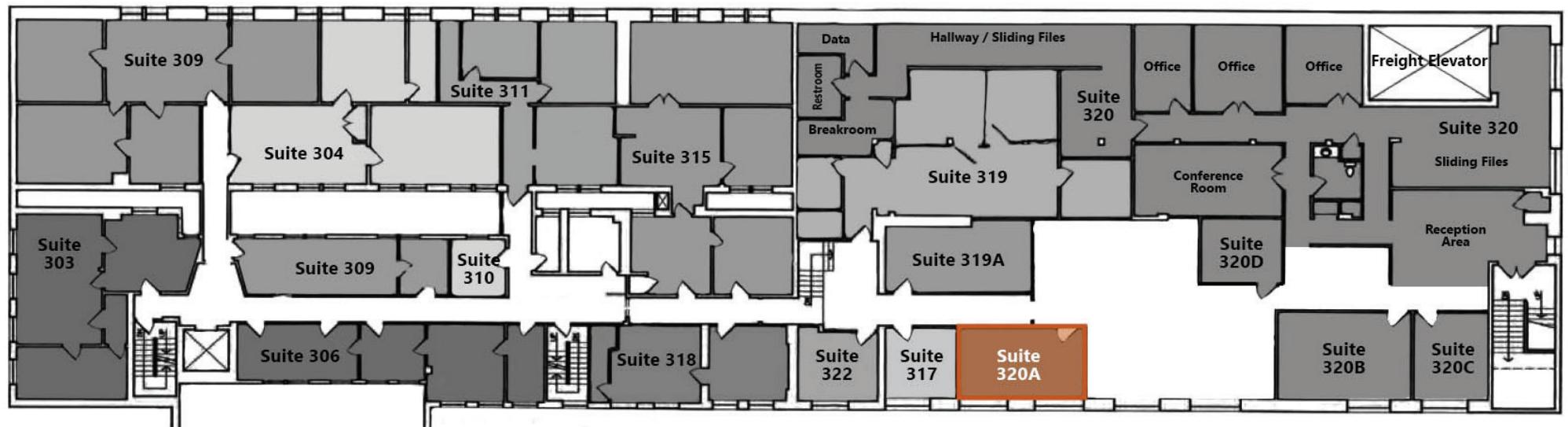
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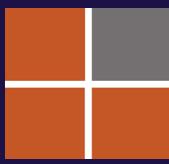
SUITE 320A | SPACE OVERVIEW & PHOTOS



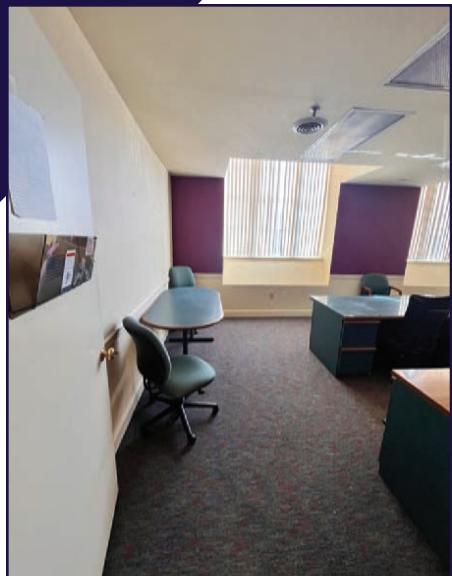
SPACE OVERVIEW

- 198 SF
- One (1) Room Suite
- Lots of Natural Light



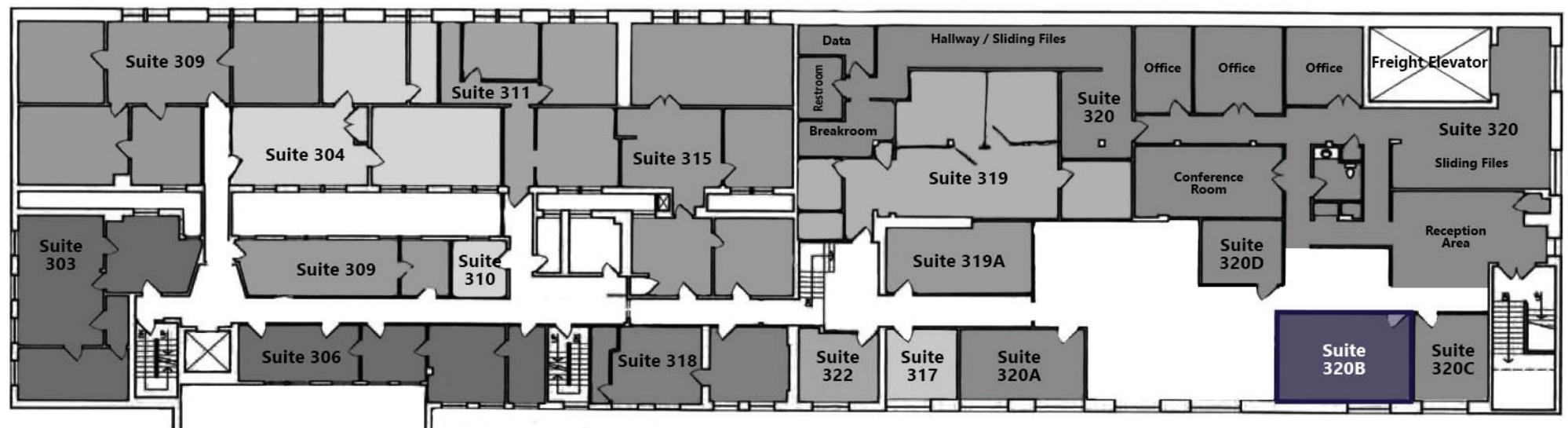


SUITE 320B | SPACE OVERVIEW & PHOTOS



SPACE OVERVIEW

- 308 SF
- One (1) Room Suite
- Lots of Natural Light



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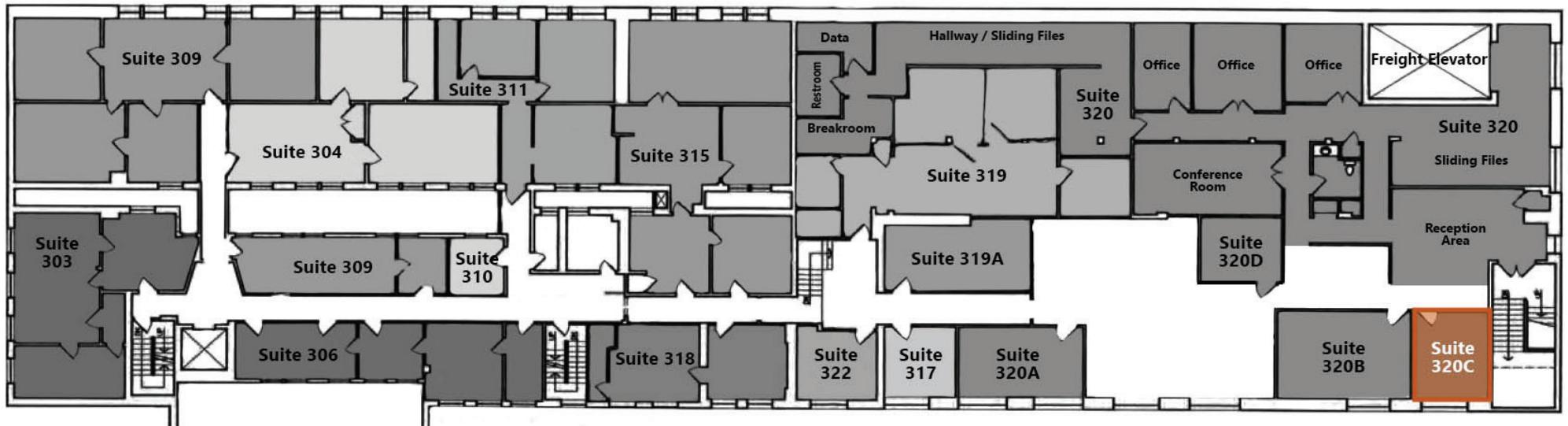
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SUITE 320C | SPACE OVERVIEW & PHOTOS



SPACE OVERVIEW

165 SF
One (1) Room Suite
Lots of Natural Light



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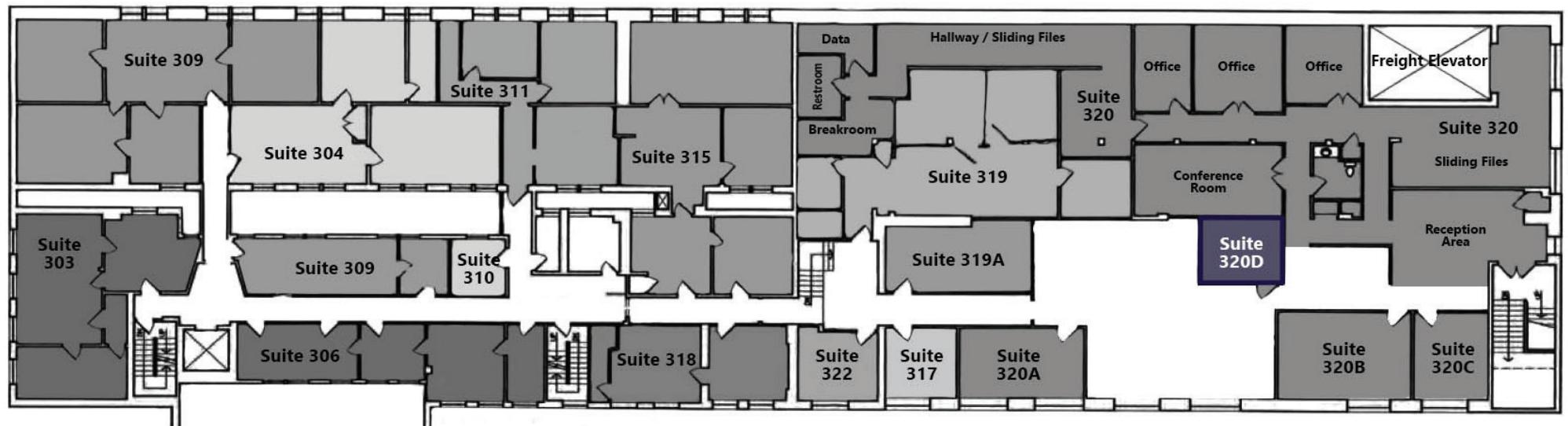
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SUITE 320D | SPACE OVERVIEW & PHOTOS



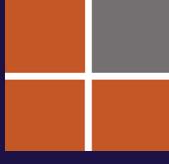
SPACE OVERVIEW

- 134 SF
- One (1) Room Suite



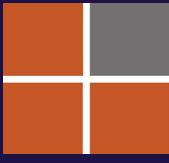
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AERIAL DRONE PHOTO





AERIAL DRONE PHOTO



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